118.0	0002	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	595,600	/	595,600
USE VALUE:	595,600	/	595,600
ASSESSED:	595,600	/	595,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		ELWERN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ENOCHS JOHN L ETAL/ TRUSTEES
Owner 2:	ENOCHS FAMILY REVOCABLE TRUST
Owner 3:	
Street 1:	19 ELWERN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ENOCHS JOHN L & ANN L -
Owner 2:	-
Street 1:	19 ELWERN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 1040 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5276.000	190,800		404,800	595,600
Total Card	0.121	190,800		404,800	595,600
Total Parcel	0.121	190,800		404,800	595,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 572.69 | /Parcel: 572.69

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	75938
GIS Ref	
GIS Ref	
Insp Date	12/01/18

!9150!

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	190,800	0	5,276.	404,800	595,600		Year end	12/23/2021
2021	101	FV	184,100	0	5,276.	404,800	588,900		Year End Roll	12/10/2020
2020	101	FV	184,100	0	5,276.	404,800	588,900	588,900	Year End Roll	12/18/2019
2019	101	FV	166,300	0	5,276.	399,000	565,300	565,300	Year End Roll	1/3/2019
2018	101	FV	166,300	0	5,276.	306,500	472,800	472,800	Year End Roll	12/20/2017
2017	101	FV	166,300	0	5,276.	289,100	455,400	455,400	Year End Roll	1/3/2017
2016	101	FV	166,300	0	5,276.	266,000	432,300	432,300	Year End	1/4/2016
2015	101	FV	165,500	0	5,276.	248,700	414,200	414,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:33:39

LAST REV

Date	Time
12/07/20	11:01:32
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9150

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ENOCHS JOHN L &	76076-492	1	11/3/2020	Convenience	1	No	No		
	16173-91		5/1/1985		120,000	No	No		Y

USER DEFINED

Prior Id # 1:	75938
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2015	1424	Insulate	2,735		9/25/2015			Air sealing and in

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	MEAS&NOTICE	HS	Hanne S
12/10/2008	Meas/Inspect	294	PATRIOT
2/15/2000	Meas/Inspect	270	PATRIOT
8/30/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5276		Sq. Ft.	Site		0	70.	1.10	6									404,797						404,800	

Total AC/HA:	0.12112	Total SF/SM:	5276	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	404,797	Spl Credit		Total:	404,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	259222
Depreciation:	68434
Depreciated Total:	190787

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

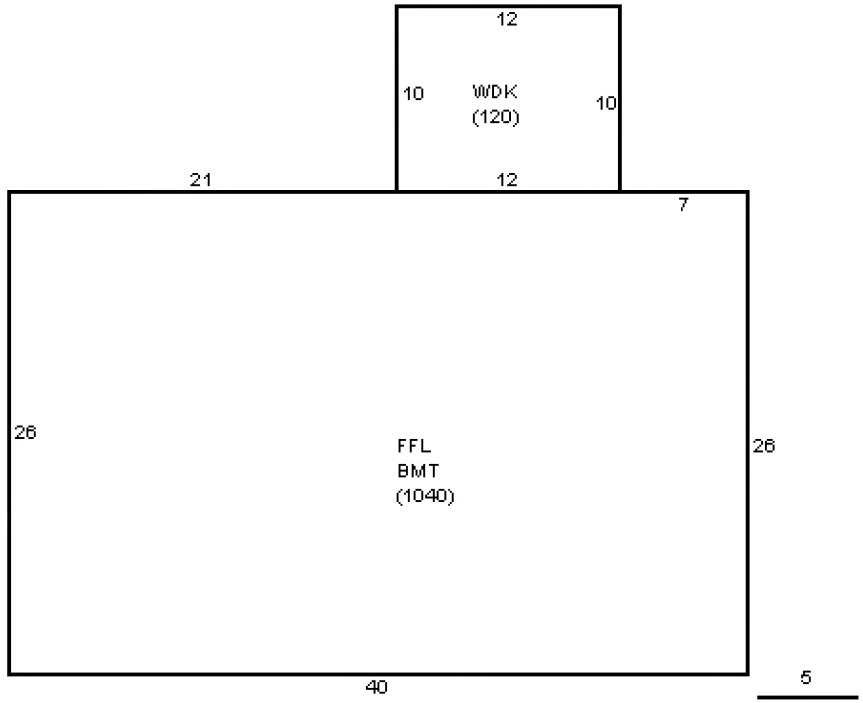
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	86.73
Final Total:	190800	Val/Su SzAd	183.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,040	40.500	42,116
FFL	First Floor	1,040	134.990	140,386
WDK	Deck	120	14.330	1,720

Net Sketched Area:	2,200			Total:	184,222
Size Ad	1040	Gross Area	2200	FinArea	1040

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc